

1. Is there to be a pre-bid conference for this RFP?

No, there will not be a pre-bid conference. Interested parties may, ask questions via email in which we will respond to all interested parties as below.

2. What happens to this contract should the time of the work extend beyond 18 months?

We do not anticipate this project taking longer than 18 months; in fact it does have the potential of ending early if construction is completed ahead of schedule.

3. Many LEED certification requirements happen post-construction. Is this to be considered part of the scope of services?

The LEED certification is the responsibility of the Developer. The Contractor/Awardee will be responsible for oversight of construction progress towards LEED goals, but is not responsible for the certification process.

4. Can you describe the project parameters – i.e. – size of project (S.F.), number of floors, general scope of project, size of plan sets, etc.?

The size of this project is approximately 98,000 usable square feet with 4 floors, and plan sets are normally 30" x 42". The general scope of the project is outlined in Sections 1.1 and 4.1 of the RFP.

5. Section 4.1.C notes the Offeror shall follow the policies and procedures of the DGS General Performance Standards and Specifications, Standard State Lease and Standard State Lease General Conditions. Is this post-award and are these requirements referred in the scope services?

The Scope of Services does mention the DGS General Performance Standards and Specifications (5.2 Tab 1), but does not mention the Standard State Lease and Standard State Lease General Conditions. The terms of the executed lease between the Developer, DHCD and DGS will apply rather than the Standard State Lease and Standard State Lease General Conditions.

6. Is a preliminary schedule available at this time?

Key benchmarks are outlined in Section 4.1.D – a more detailed construction schedule is expected to follow the completion of the engineering drawings, which are in progress. Detailed floor plans, reflective ceiling plans, electrical plans and wall insulation plans have

recently been completed. Groundbreaking has just begun, with initial efforts focused on sediment control.

7. What firms make up the design team?

The Developer's architect is Morgan Gick McBeath and Associates.

8. Who is the general contractor?

Berman Enterprises is the Developer and owner of this building.

9. Are Design and Intent drawings (DID) the same as Design Development drawings (DD)?

We believe them to be the same.

10. Section 4.2.A.1. This notes an initial document review of the DHCD/DGS/developer lease and its attachments. Would this also include a review of the plans and spec's, the LEED program requirements, the general contract, design team contracts, construction budget as well as overall budget, geotechnical report(s) and environmental report(s)?

Yes, it would include a review of the approved construction documents, as stated. However, the overall project budget is outside the scope of this RFP, as lease costs are fixed regardless of overall construction costs. However, there will be some costs for build-out and equipment costs that will be agreed between the parties to be borne by DHCD, so it will be within the scope of the project for the Contractor/Awardee to ensure that these costs stay within the agreed amount.

11. Section 4.2.A.2. – This notes coordination with the Developer's design team to review and verify all portions of the work. Can you explain this further?

The intent of this section is to have this position familiar with all aspects of the plans, in order to ensure that each phrase is being completed as agreed upon by DHCD.

12. Section 4.2.A.9 – Meetings – Is the intention to meet once per week or every other week?

This may vary depending upon the phase of construction, it will primarily be determined by the Developer.

13. Section 4.2.A.12 – Oversight of installation of system furniture – Is this work to be included in the construction contract?

No, the installation of the system furniture will be handled by DHCD's supplier, Maryland Correctional Enterprises (MCE) and will occur at the conclusion of the construction work but prior to staff relocating. There are approximately 275 system furniture workstations (4 different sizes/designs) to be installed by MCE. DHCD will have drawings that reflect the various sizes and location of each workstation. The Contractor/Awardee is to use these to complete the tasks outlined in 4.2.A.12.

14. Is this project subject to Davis-Bacon and if so, will the Davis-Bacon interview be part of the Offeror's scope of services?

No, Davis-Bacon compliance is not part of the required scope of services.

15. Other than required MBE reporting for the awardee's contract, is there any required reporting for MBE participation as part of the awardee's scope of services?

MBE requirements are detailed in Section 1.20 of the RFP. This outlines the only MBE reporting required – none is required in the scope of services.

16. Have a question pertaining to Section 3, Minimum Qualifications. I am a LEED Green Associate and have worked on various LEED projects. I am not a LEED AP. Is a LEED Green Associate with work experience acceptable? I have nearly 20 years of Project Management experience as well.

DHCD is amending the Minimum Qualifications to allow for LEED Green Associate, LEED AP or LEED Fellow credentials to meeting the minimum qualifications.